

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MILLS County**

**Deed of Trust Dated:** July 14, 2021

**Amount:** \$250,000.00

**Grantor(s):** CHRISTOPHER RICHEY and JUDITH DEAN

**Original Mortgagee:** CGM VENTURES, LLC

**Current Mortgagee:** WESTRIDGE MORTGAGE, LTD

**Mortgagee Address:** WESTRIDGE MORTGAGE, LTD, P.O. BOX 161775, AUSTIN, TEXAS 78716

**Recording Information:** Document No. 2114015

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** September 6, 2022 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MILLS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DYLAN RUIZ OR LINDA J. REPERT, HOWARD WHITNEY, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

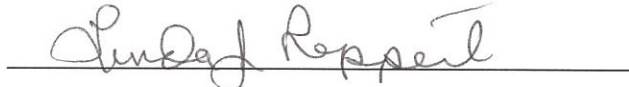
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002186



Printed Name: \_\_\_\_\_

LINDA J. REPERT

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD  
At 4:30 o'clock P M

AUG 04 2022

SONYA SCOTT County & District Clerk  
MILLS County, Texas  
By  Deputy

# Exhibit "A"



**FIELD NOTES** for a 58.13-acre tract out of the CCM 1109311 Survey No. 62, Abstract No. 201 in Mills County, Texas (also known as an estate portion of the certain 150.151 acre tract described in a deed to CCM Ventures LLC at Volume 260, Page 122 of the Official Public Records of said county. This survey was made for Christopher Halyo on July 2021.

**BEGINNING** at a 2 3/8 inch pipe fence corner post found at the northerly occupied line of County Road 417 for the occupied southeast corner of a 10-acre tract described in a deed to Title Strategy at Volume 257, Page 243 of said Official Public Records, the southwest corner of said CCM Ventures LLC tract, and the southeast corner hereof.

**THENCE** South 42°34'45" West a distance of 51.24 feet along the northerly occupied line of said County Road 417 to a 2 3/8 inch pipe fence post found for a southwest corner fence;

**THENCE** crossing said CCM Ventures LLC tract with a fence, the following 9 courses:

1. North 02°46'27" West a distance of 131.04 feet to a 2 3/8 inch pipe fence post found;
2. North 51°51'11" West a distance of 703.57 feet to a 2 3/8 inch pipe fence post found;
3. North 13°29'09" West a distance of 194.39 feet to a 2 3/8 inch pipe fence post found;
4. North 16°22'20" West a distance of 714.82 feet to a pipe fence corner post for the east corner hereof;
5. North 53°31'48" East a distance of 22.44 feet to a cedar fence post found;
6. North 85°23'48" East a distance of 16.60 feet to a 6 inch cedar fence corner post found;
7. North 05°14'13" East a distance of 29.03 feet to a 6 inch cedar fence corner post found in concrete;
8. North 49°12'25" East a distance of 255.28 feet to an 8 inch cedar fence corner post found in concrete;
9. North 12°51'02" East a distance of 277.90 feet to a 6 inch cedar set in a round north line of said CCM Ventures LLC tract for the north west corner hereof, and feet to a cedar post found for a second corner of said CCM Ventures LLC tract South 03°37'33" West a distance of 141.70 feet and a pipe fence post found for another second corner of said CCM Ventures LLC tract here North 83°22'25" West a distance of 141.00 feet and North 29°05'21" West a distance of 51.20 feet

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**THENCE** North 83°56'02" East a distance of 691.15 feet to a 1000 call found in the southeast base of a 10-acre corner post for the northeast corner of said CCM Ventures LLC tract, an *interior* corner of a 179.01 acre tract described in a deed to Eagle Bay Holdings at (Abstract No. 201205) of said Official Public Records, and the northeast corner point and 1000 call found for a second corner of said Eagle Bay Holdings tract near North 75°12'00" West a distance of 66.12 feet.

**THENCE** along a fence and across three of said Eagle Bay Holdings tract, the following 09 courses:

1. North 33°10'57" West a distance of 50.23 feet to a 2 3/8 inch pipe fence corner post found;
2. South 29°58'19" West a distance of 1516.57 feet to a 2 3/8 inch pipe fence corner post found for a southwest corner of said Eagle Bay Holdings tract, the occupied northwest corner of said Shirley tract, and an *interior* corner hereof;

**THENCE** South 24°24'27" West a distance of 735.46 feet along said fence to the **POINT OF BEGINNING** comprising 34.13 acres more or less, and as shown on Exhibit "B" hereof.

Note: Bearings, distances and angles are given in decimal form, NAD 83 U.S. TX Central Zone 10. Refer to our previous Op marked "TX 1019 6176"

Surveyed by:  
  
CRAFT SURVEYING & MAPPING CO., PLLC

7/16/2021  
10:00 AM CDT -10:00

**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE  
STATE OF TEXAS**

COUNTY OF MILLS

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated July 14, 2021, executed by CHRISTOPHER RICHEY AND JUDITH DEAN to YVONNE GALINDO A/K/A/MEADOWS, Trustee(s) and recorded in the office of the County Clerk in Document No. 2114015, MILLS County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on September 6, 2022 between the hours of 10:00 AM and 1:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

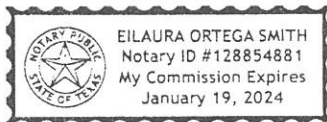
(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

Linda J. Reppert  
~~DYLAN RUIZ OR LINDA J. REPERT, HOWARD WHITNEY, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS~~  
Substitute Trustee

STATE OF TEXAS

Brown  
COUNTY OF ~~MILLS~~

This instrument was acknowledged before me on this 4<sup>th</sup> day of August, 2022, by Linda J. Reppert.



Taura Ortega Smith  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission expires: 01-19-2024

FILED FOR RECORD  
At 4:30 O'Clock P M

AUG 04 2022

SONYA SCOTT, County & District Clerk  
Mills County, Texas  
By Joy Howell Deputy